

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
December 09, 2015 - Noon**

MINUTES APPROVED
By: Brooks Pace
Seconded: Lynne Cobb
Date: 1/27/16

PRESENT: Chairman Kim Campbell
Member Paul Iverson
Member Lynne Cobb
Member Peggy Childs
Member Brooks Pace
City Council Member Gil Almquist

EXCUSED: Member Doug Alder

CITY STAFF: Planning Manager John Willis
Building & Development Office Supervisor Genna Singh

APPLICANT: Mr. Lynn Potter

CALL TO ORDER

Chairman Kim Campbell called the meeting to order.

1. MODIFICATION REQUEST

Consider a request from Mr. Lynn Potter to modify the exterior aesthetics at the Miner Prisbey Home at 295 South Main Street. This property is a designated City Historic Landmark Site.

Lynn Potter explained when we bought the home we were unaware it was a landmark home. We have installed a white metal roof and I don't expect the committee to keep us on the landmark list.

John Willis added that the dormer has been done as well.

Lynn Potter stated the roof and dormer were installed prior to approval because of time.

Peggy Childs asked when the applicant found out the property was a landmark home.

Lynn Potter said we found out when we came in for electrical permits. It's tough to find out if the home is on the list or not. We proceeded as we needed to. There's a nice history in the staff report but that's not who built the home. The home was built in 1913. We're changing a lot and we don't want to lose value to the home. We're redoing the electrical with conduit on the outside. We're going to do a wainscoting stone to match the brick or a brick that comes close.

Brooks Pace said the home appears to have fire adobe.

Lynn Potter continued saying there's no easy way to run electrical through this so the brick or stone will cover that work. I was told that metal roofs have been turned down in the past. Brooks Pace said metal roofs are not historic.

Lynn Potter disagreed. There were galvanized or white roof tops in the 1800s. Asphalt shingle was suggested in the past and I don't see that fitting the time period. Seven Wives Inn has a metal roof.

Kim Campbell stated that you are significantly changing the character of this building. There are things you could have done but you're heading in a direction that isn't historic. The style of porch, banister, column, roof, dormer and wainscoting do not fit a building like this. We've got a project that has started without authorization and we have another issue with the direction you're taking the home. The hip gable versus straight gable doesn't match either. Are the decisions based on your design or have you hired a professional?

Lynn Potter said the design is from what we've pulled off the internet with the graphic design people at Steamroller. We can go with fluted or turn.

Brooks Pace asked what material is going to be used.

Lynn Potter said cedar and redwood.

Brooks Pace said to be sure it's not plastic.

Lynn Potter said the dormer was cedar. I am trying to preserve this home.

Kim Campbell asked if the roof is white.

Lynn Potter said yes.

Kim Campbell asked if the gable is metal or aluminum.

Lynn Potter said we put up cedar lap siding.

Kim Campbell asked what material was used for the grill.

Lynn Potter said aluminum was used.

Kim Campbell stated that it is possible to do the wainscoting another way rather than cobblestone.

Lynn Potter explained that the wainscoting is to cover conduit. The first 4' up are painted orange because of bushes that used to be there.

Peggy Childs asked what condition the brick above that is in.

Lynn Potter stated the tree caused all kind of problems. We're looking at putting a second footing.

Kim Campbell explained that his office is in a 133 year old building and the conduit was taken out and rerouted overhead and under floor. The wainscoting doesn't have to be there. Restoring the adobe brick is possible. The Washington County Courthouse had bad brick that was replaced.

Paul Iverson added that he has done a lot of historical work in the City and this concept doesn't represent this home at all.

Lynn Potter countered that keeping the home as is, is not keeping to the historic nature.

Brooks Pace asked how the applicant would not know the landmark status of the home.

John Willis said he is unsure if it would show up on a title report or not.

Lynn Potter explained that the dormer does not require a building permit but I did do that after I discovered this was a landmark home. If I knew the landmark status beforehand we would not have purchased the property.

Brooks Pace asked what the applicant's intentions for the home are.

Lynn Potter said we want to live in the home and then potentially some commercial.

Paul Iverson clarified that the applicant got the electrical permit, discovered it was a landmark home and then changed the dormer. So you knew it was on the register prior to the dormer. You blatantly made the renovations.

Lynn Potter countered that he could be kicked off the register.

John Willis stated that if the criteria are not met for the designation it can be removed. You would then lose the commercial application. The general plan for this is residential.

Gil Almquist clarified so you bought a pioneer home but you no longer want a pioneer home. Lynn Potter stated I bought a home and want to use it.

Gil Almquist suggested that the applicant can restore the base with the conduit by doing a step out to have a wider base and then go in and make it match so it looks like it was intentional.

Brooks Pace said a porch would be a nice addition it's just the proposal is overwhelming. I can see a shed roof with a classic porch on the front and maybe one side.

Peggy Childs asked how deep the porch is.

Paul Iverson said I'm just confused as to why you're here. It seems you'll do what you want.

Lynn Potter said I'm here and if kicked off the register I'll take it.

Kim Campbell said there are different scenarios: we can deny this and you can lose the landmark status, you can modify this, bring it back to something more appropriate and maybe we can work through it. You would have to change the porch and the cobblestone as well as the gable.

Lynn Potter asked if the Commission wants the gable back.

Kim Campbell said yes, changed back. Do you have a preference between the scenarios?

Lynn Potter said we can table for better drawings but I don't want to change the dormer back. The gable is important to me. I will not change on that.

Brooks Pace said the white of the roof bothers me. If you painted the roof to copper or some other color it would be more appropriate.

Peggy Childs added that colors are a big part of our decisions.

Brooks Pace said the white trims work. If the roof could be more of an earth tone, copper, or black that could work and then built a shed roof with no upstairs deck and then potentially do the wider base for the conduit.

Kim Campbell said we're on a thin line. We're suggesting details but you need to provide them. You need to go to a design professional. Come back to us with options. Once the options are selected then you can do a full rendering. I think we're down to denying or tabling.

John Willis highlighted sections of the code section 10-21-2.

Kim Campbell advised that when I design a building the porch comes to the forefront and the building takes a back seat. We have a very simple pioneer home here and this proposal is too much gingerbread.

Lynn Potter replied I think we need to go our separate ways for difference of opinion. There is a big difference between temperature with a white roof and copper roof. The white really did match the rest of the building. The original dormer was white. I would like to get better drawings and if I could afford someone else to do this job I would.

Brooks Pace said it's an old pioneer home and our purpose is to save them and that's why it frustrates me that the home can simply be taken off the register. You can sketch your ideas yourself instead of paying a professional as well and then if approved you could go forward. A wraparound porch is too much for a small home like this.

Kim Campbell added that the old roof was wood shingle.

Brooks Pace said something other than white for the roof would be best.

Peggy Childs said I sense that you came in here defying what you knew about landmark status and for some reason you have come.

Lynn Potter said I am here to most likely go our separate ways.

Peggy Childs said if that's what you want.

MOTION: Peggy Childs made a motion requesting the applicant to change the submitted plan and make it meet the historical character of the home.

SECOND: Gil Almquist

AYES (6)

Chairman Kim Campbell

Member Paul Iverson

Member Lynne Cobb

Member Peggy Childs

Member Brooks Pace

City Council Member Gil Almquist

Motion carries.

John Willis explained that your commercial use is very limited. The landmark site gives you more flexibility.

Lynn Potter said the way it's built doesn't bode well for that.

Brooks Pace suggested the applicant take another stab at making this work. If you work with us work we can work with you. Did you remove the trees?

Lynn Potter said the one on the front has been removed except for the stump and the other is a City tree that is not in my jurisdiction. I would prefer a desert landscape.

Brooks Pace added that shade is important.

Kim Campbell said the large trees are part of the pioneer heritage.

Lynn Potter said the arborist and tree committee said it should be cut down.

Gil Almquist countered that that is not what the minutes from the shade tree meeting say.

2. OTHER BUSINESS

Consider other business as deemed necessary.

Paul Iverson asked staff if the City has helped in any renovation to the property which would tie it into being a firmer landmark. A long time ago the city gave out funds. I realize that has dissolved but wonder if it went to this property.

Kim Campbell said it was for store fronts.

Peggy Childs asked what the process for removal is.

John Willis said staff will have to look into that further.

Brooks Pace asked if we have any power to control it. We should have something over landmark homes.

Gil Almquist said the City Council has looked at expanding the historic district.

Kim Campbell added that we've also looked at amending the ordinance.

Kim Campbell brought up other business regarding Green Gate Village. There is a new owner who wants to modify the landscaping and they want to remove some of the sheds and outbuildings. They made it sound like insignificant non-historic buildings.

Brooks Pace said I saw the proposal the last time they wanted to do it and I did not like it at all

John Willis added they have met with our department. I believe it's the same drawing from the past. Once we have a formal submittal we can process it.

Brooks Pace said I believe they should come here before they do too much.

John Willis added that staff will look at the code to see if there's something we can record on the property so it's there for potential buyers.

Kim Campbell added we need a map in the code in addition to the legal description.

Peggy Childs said we don't have a project for the next grant but revising the code may be a good place to start.

Gil Almquist noted that expanding the district and putting markers at each site would be a great fix.

Paul Iverson said I am working with Bicycles Unlimited and they need to upgrade the building.

John Willis noted that that building is not in the district.

Paul Iverson requested suggestions in his design. The original building was adobe and had stepped parapet. They've added onto the building back in 70s with cinder block which was almost the same size as what was there.

Kim Campbell suggested a wall hung tricycle sign.

Brooks Pace said awnings could work.

Gil Almquist added that iron work would be nice too.

Paul Iverson said I would love to pull off the stucco and do adobe but that won't happen. They also have to redo their ADA access with a ramp but they're really right at the sidewalk.

Peggy Childs added the color of that building has always bothered me.

Brooks Pace said a brown would work.

Brooks Pace said we ought to have a right as this committee to oversee these things and require a historic architect be used in the district.

Peggy Childs added a list of approved architects would be beneficial.

John Willis noted that code amendments we're looking at are signs in the historic district. The current ordinance doesn't have guidelines or direction. It's broad. We're having a hard time enforcing the sign code in the historic district. We're looking to give more direction to the board and to applicants. We'll filter those potential changes to the committee prior to amending.

Brooks Pace added they need to go to monument signs so they're seen after the trees mature. Kim Campbell said a wall hung sign over the electric theatre is a potential addition that will promote more wall hung signs in the area. Touring the theatre may be beneficial.

John Willis said the next meeting will be January 13, 2016.

3. **MINUTES**

Consider approval of the minutes from the June 25, 2014 and November 04, 2014.

MOTION: Gil Almquist made a motion to approve the minutes.

SECOND: Brooks Pace seconded the motion.

AYES (6)

Chairman Kim Campbell

Member Paul Iverson

Member Lynne Cobb

Member Peggy Childs

Member Brooks Pace

City Council Member Gil Almquist

Motion carries.

4. **ADJOURN**

Kim Campbell adjourned the meeting.